

**TOWN OF ARLINGTON**  
**ZONING BOARD OF APPEALS**

**DRAFT**

**Date:** May 26, 2020

**Time:** 7:30 PM

**Location:** Remote Hearing, Zoom ID # 944 4160 9372

**Members in Attendance:** Christian Klein R.A., Chair, Patrick M. Hanlon, Shawn O'Rourke, Roger DuPont, Kevin Mills.

**Minutes:**

**Attendance:** Peter Buckley,. Rick Vallarelli,. Steve Revilak,. Aaron Ford,. Don Seltzer,. David Klebanoff,. Carl Toumayan,. Brad Galle,.

**1) Docket #3619 40 Park Avenue.**

Chairman Klein opened the meeting at 7:35 PM. After reading the rules for remote hearings and a role call attendance, the hearing was underway. David Klebanoff, Attorney for the petitioner, recapped the reason why his client was seeking a Special Permit. Mr. Klebanoff was seeking a Special Permit under Section 5.40 (Districts and Uses) as his client wanted to open a fitness studio at this location. The location is in an Industrial Zone and a fitness studio is allowed by Special Permit. Several of the Members had questions with respect to the site plan, parking, accessibility, and hours of operation to name a few. Mr. Revilak had some suggestions regarding the storage of bicycles, they were duly noted. Mr. Klein opened the discussion to public comment. Mr. Carl Toumayan, Attorney for the abutter, had some concerns related to parking. Mr. Toumayan stated that his client, owner of the Gold's Gym property would lose valuable parking spaces due to the clients of the proposed fitness center. Mr. Toumayan requested several conditions if the Board should grant the Special Permit. Those conditions were disputed by Mr. Klebanoff however the Chair took the proposed conditions under advisement. Mr. Mills noted that parking could be available up to 50% of the time at Arlington Coal and Lumber. The Board reviewed the criteria to grant a Special Permit and at the close of the hearing the Board voted

unanimously to grant the Petitioners request for a Special Permit with conditions. See Decision of the Board for details.

**SO VOTED 5-0**

**2) Members Vote:** Members were asked to approve draft minutes from the ZBA remote hearing that took place on May 12, 2020. The minutes were accepted without change.

**SO VOTED 5-0**

**3) Members Vote:** Members were asked to approve the draft Decision regarding Docket # 3620, 84 Oxford Street. A motion to accept was made by Mr. O'Rourke and seconded by Mr. DuPont. The Decision was excepted as written.

**SO VOTED 5-0**

**4) Discussion of Administrative Processes and Procedures:** Mr. Hanlon proposed that the ZBA could be more user friendly and overall more effective in the process. Mr. Seltzer informed the group that the I.T. department had in place video equipment that could be used for power point. This equipment was available in some venues throughout the town. It was noted that Mr. Mills had some very good suggestions that were sent to the Board for their consideration some time ago. Mr. Mills submitted those suggestions for the second time and they are under advisement. Mr. Vallarelli is pursuing Doc-u-sign going forward. Mr. Seltzer was informed by Chairman Klein that Thorndike Place could not be discussed as it was not part of this agenda. The members were asked to think about improvements and they would revisit the topic at the next meeting.

**MEETING ADJOURNED 9:35 PM**